

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Tennyson Street, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb Burwood

Period - From 01/01/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Headingley Rd MOUNT WAVERLEY 3149	\$1,330,000	03/03/2018
2	27 Dorothy St BURWOOD EAST 3151	\$1,300,000	24/02/2018
3	9 Wardle CI BLACKBURN SOUTH 3130	\$1,250,000	17/02/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

11 Tennyson Street, Burwood Vic 3125

McGrath

Con Lazogas

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2017: \$1,430,000



3 1 4

Rooms:

Property Type: House (Res)

Land Size: 807 sqm approx

Agent Comments

Comparable Properties



26 Headingly Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,330,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: House (Res)



27 Dorothy St BURWOOD EAST 3151 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House

Land Size: 734 sqm approx



9 Wardle Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 616 sqm approx

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.